

# Private Road

**From:** Tiffany Caudle  
**Sent:** Monday, July 27, 2020 1:22 PM  
**To:** ClassVI  
**Subject:** McDaniels - Kilpatrick  
**Attachments:** 20200722\_McDaniel\_Kilpatrick\_Application.pdf

Good afternoon,

In regards to the property located at 723 McDaniel Shore Drive, owned by Jane & Gary Kilpatrick, please review the attached documentation and inspect the road according to the signed Private Road Agreement. The property owners are proposing to tear down the current camp and build a new single-family, 2,100 Square Foot home adjacent to a Class VI/Private Road.

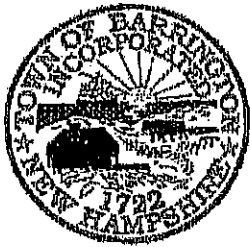
If I've forgotten anything, please let me know! After review, please respond with any questions, your approval or opposition, as well as any additional information you feel is relevant. Please reply to this email group ([classvi@barrington.nh.gov](mailto:classvi@barrington.nh.gov)) with your response so everyone knows where we are in the process. The next Planning Board meeting is August 4th; if possible, please respond by the end of this week.

Thank you,

Tiffany

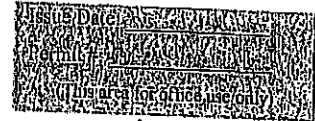
**TOWN OF BARRINGTON CONFIDENTIALITY AND DISCLOSURE NOTICE:**

This email and any email to employees and officials of the Town of Barrington may be subject to public disclosure under the New Hampshire Right to Know law (RSA 91-A). However, this message may also contain information that is privileged and confidential which may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.



# Major Building Permit Application

Town of Barrington, New Hampshire  
 Building Department  
 P.O. Box 660, Barrington, NH  
 Telephone: (603) 664-5183



Map # 124  
 Lot # 21  
 Block # \_\_\_\_\_  
 Zoning \_\_\_\_\_

Location of Construction (Address): 723 McDaniel Drive

Property Owner: GARY KILPATRICK Home Phone: \_\_\_\_\_  
 Mailing Address: 77 Alcott St Cell Phone: 781-591-9980  
 City: ACTON State: MA Zip Code: 01720 Daytime Phone: \_\_\_\_\_  
 Email Address: gkilpatrick978@gmail.com

Contractor: WHITCHER BUILDERS Phone: 603-664-5577  
 Mailing Address: 254 Drake Hill Rd Cell #: 603-235-7890  
 City: STRAFFORD State: NH Zip Code: 03884  
 Email Address: scapland@whitcher.com

Cost of Construction: ~~1050K~~ 330K Building Inspectors Estimated Cost of Construction: \_\_\_\_\_  
 Permit Fee: \_\_\_\_\_ Permit fee based on \$7.50 per \$1000.00 of construction cost for 1 & 2 family (\$30.00 Minimum) Permit fee based on \$8.00 per \$1,000.00 of Construction Cost for multi-family & commercial (\$50.00 Minimum)

Proposed Construction is for: (check only one)

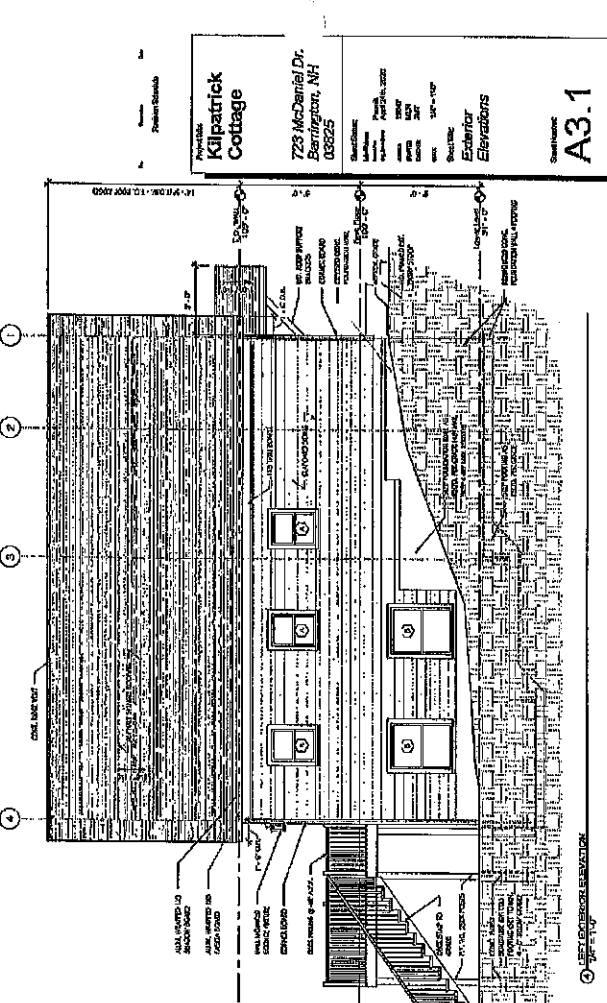
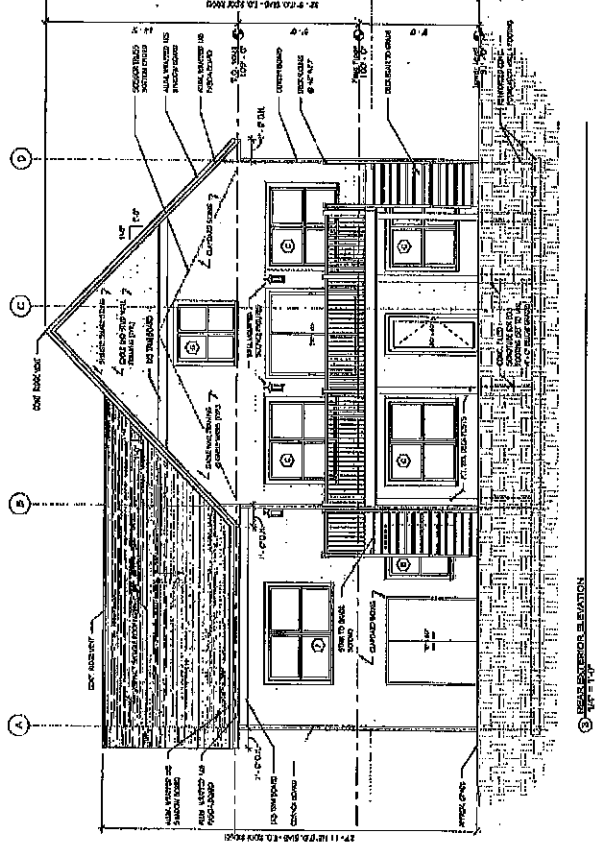
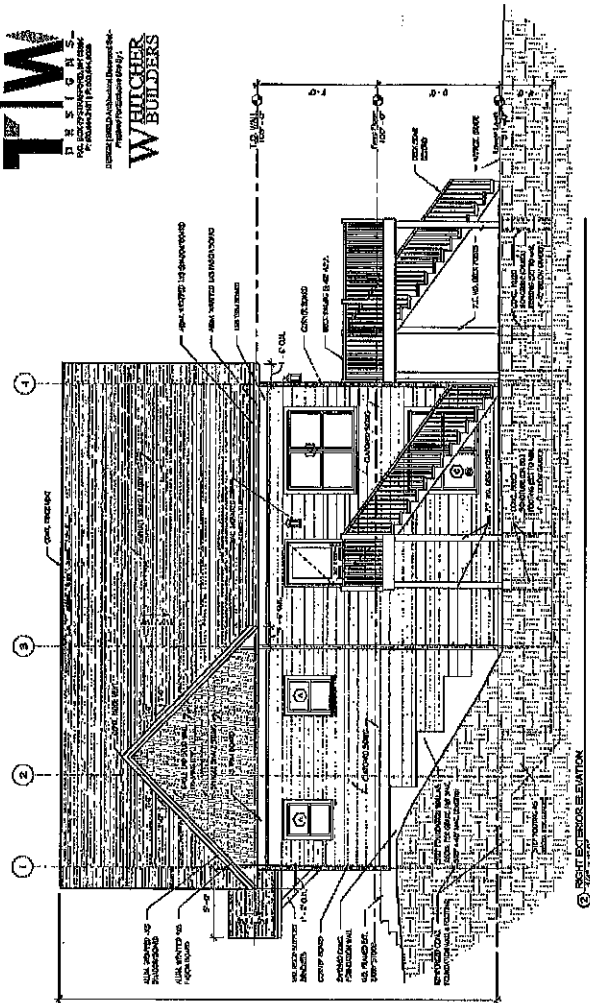
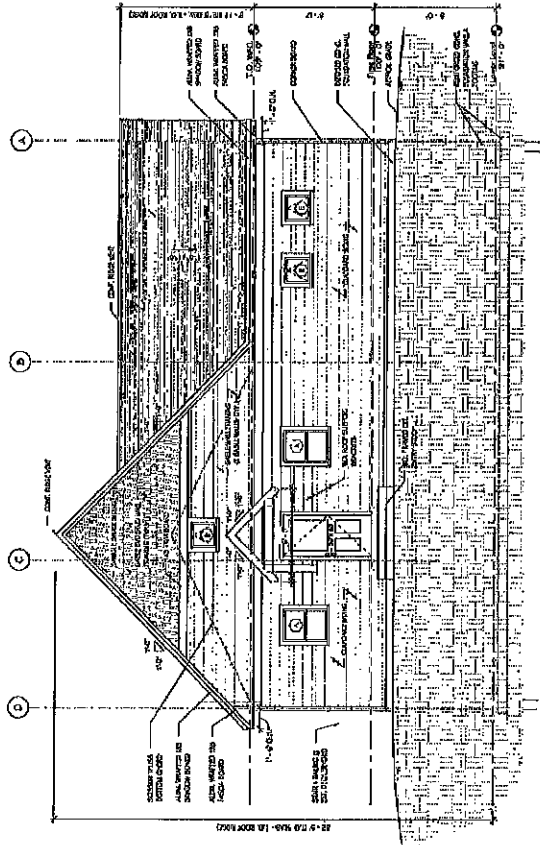
<input checked="" type="checkbox"/> New Single-Family Dwelling	<input type="checkbox"/> New Commercial Structure
<input type="checkbox"/> New Two-Family Home	<input type="checkbox"/> Commercial Addition
<input type="checkbox"/> New Multi-Family Dwelling	<input type="checkbox"/> Commercial Alteration
<input type="checkbox"/> Replacement / New Mobile Home	<input type="checkbox"/> Other: _____

Description of work to be performed: TEAR EXISTING CAMP DOWN, BUILD NEW YEAR ROUND HOME IN ITS PLACE

Proposed Use: \_\_\_\_\_

Property & Setback Information			
Setbacks from Lot Line to Construction:		Subsurface Disposal Information:	Total Square Footage of Proposed Building:
Front: <u>13.4'</u>	Right: <u>16.9'</u>	Septic System Design Approval Number: _____	<u>2100</u>
Rear: <u>16.8'</u>	Left: <u>29.2'</u>		Site Located In "Special Flood Hazard Area": Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Lot Size: <u>26 ACRES</u>		If Using Existing System, Is Design More Than 20 Yrs. Old: Yes <input type="checkbox"/> No <input type="checkbox"/>	Site Located in Shoreland Protection Zone: (Yes) <input checked="" type="checkbox"/> No <input type="checkbox"/>
			Subdivision Approval # _____
			Subdivision Name: _____
			Site Plan Approval: Yes <input type="checkbox"/> No <input type="checkbox"/>

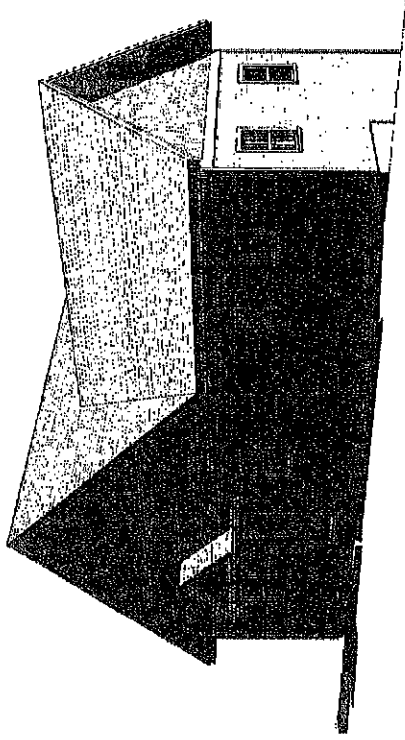
Applicant Signature: Scott Cmeload Date: \_\_\_\_\_



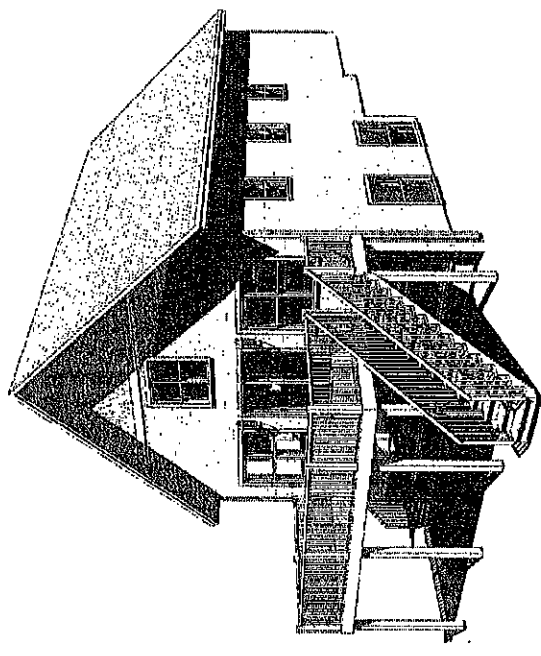
**Kilpatrick Cottage**  
 723 McDaniel Dr.  
 Seabrook, NH  
 03862

Architect: T J M  
 Date: 10/11/11  
 Scale: 1/8" = 1'-0"

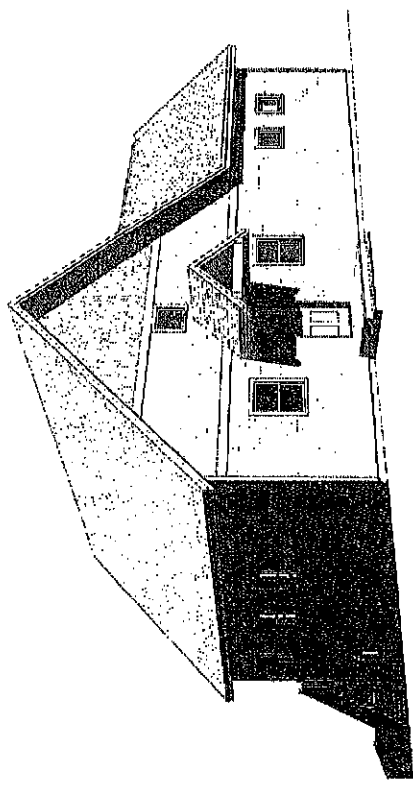
**A3.1**  
 Exterior Elevations



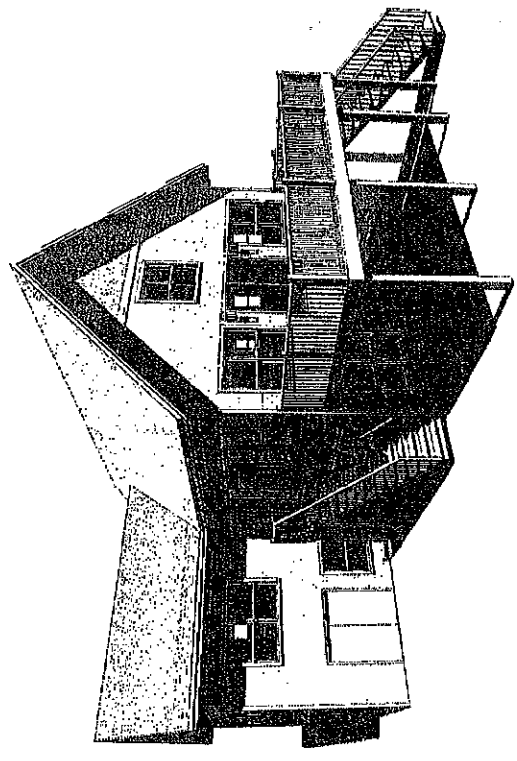
2-D VIEW 'E'



3-D VIEW 'E'



2-D VIEW 'W'



3-D VIEW 'W'

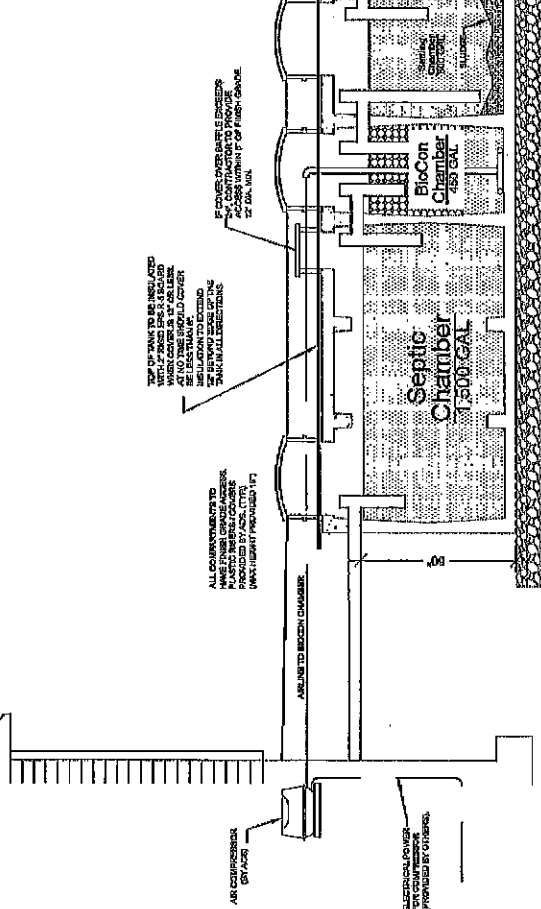
THE CLEAN SOLUTION™ ALTERNATIVE SEPTIC SYSTEM  
 MODEL 25152R2  
 FOR  
 1 TO 4 BED ROOM SINGLE FAMILY HOME  
 (2-1, 2, 3 OR 4)

**ADVANCED ONSITE SOLUTIONS, LLC DESIGN NOTES**

1. SEPTIC SYSTEM SHALL BE BASED ON THE CLEAN SOLUTION™ PROVIDED BY ADVANCED ONSITE SOLUTIONS, LLC, CONCORD, N.C.
2. THIS SEPTIC SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE INNOVATIVE ALTERNATIVE TECHNOLOGY AS APPROVED AT THE TIME OF THIS DESIGN.
3. MINIMUM 6" DISPERSED FIELD AREA
4. 3/4" PIPING SHALL BE USED FOR ALL PIPING EXCEPT 1/2" PIPING FOR THE 1500 GALS. BIOCON CHAMBER. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE INNOVATIVE ALTERNATIVE TECHNOLOGY AS APPROVED AT THE TIME OF THIS DESIGN.
5. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE INNOVATIVE ALTERNATIVE TECHNOLOGY AS APPROVED AT THE TIME OF THIS DESIGN.
6. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE INNOVATIVE ALTERNATIVE TECHNOLOGY AS APPROVED AT THE TIME OF THIS DESIGN.
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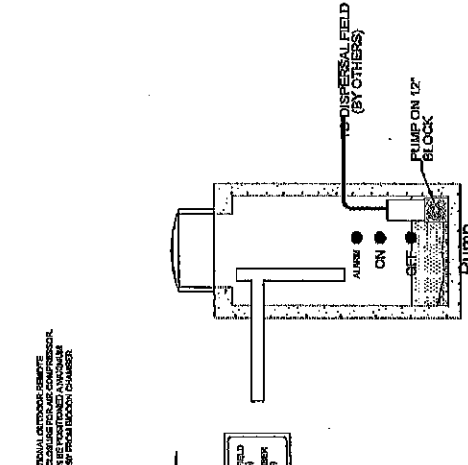
**ADVANCED ONSITE SOLUTIONS, LLC DESIGN NOTES**

1. CONTRACTOR SHALL FOLLOW APPROVED DESIGN PLAN AND LOCAL CODES. SUBSTRATE SURFACE SHALL BE EXCAVATED TO A MINIMUM OF 12" BELOW FINISH GRADE TO ALLOW FOR PROPER INSTALLATION OF THE SEPTIC SYSTEM.
2. EXCAVATION OF ALL TRENCHES INCLUDING TRENCHES TO BE INSTALLED BY CONTRACTOR SHALL BE TO A MINIMUM OF 12" BELOW FINISH GRADE TO ALLOW FOR PROPER INSTALLATION OF THE SEPTIC SYSTEM.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



**Septic/BioCon/Settling Tank**  
 - Provided by AOS -  
 2,550 GAL 3-Compartment Tank  
 (15'L x 6'-6"W x 73"H)

TANK TO BE SET IN PLACE WITH ALL 4" DIA. CONNECTIONS SET TO BE INSTALLED FROM POINT OF SETTING. ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE INNOVATIVE ALTERNATIVE TECHNOLOGY AS APPROVED AT THE TIME OF THIS DESIGN.



**PUMP CHAMBER NOTES:**

1. PUMP CHAMBER SHALL BE PROVIDED BY OTHERS.
2. PUMP TO BE PROVIDED BY OTHERS AS SPECIFIED ON DRAWINGS.

**SEPTIC TANK BAFFLE NOTES:**

1. Baffles to be provided by others.
2. Baffles to be installed in accordance with the manufacturer's instructions.

**FARWELL ENGINEERING SERVICES, LLC**  
 100 WOODBURN FALLS ROAD  
 LENOIR, NC 28752-5727  
 WWW.FARWELLEN지니어ING.COM



ISSUED: EZE  
 ISSUE DATE: SEPTEMBER 20, 2019  
 FILE NAME: 1956-KELPATRICK

MR.	DATE	BY

SCALE: 1" = 20'

OWNER/DESIGNER: GARY P. JAMES DEVELOPMENT  
 77 WOODBURN FALLS ROAD  
 LENOIR, NC 28752

PROJECT: TAX MAP 124  
 LOT 21  
 725 McDMONVILLE  
 SEEDGE DR  
 BARRINGERTOWN, NC

TITLE: SEPTIC DETAILS

SHEET NUMBER: C-2

SS#40\_555 VARIANCE  
 SS#E DATE APRIL 22, 2020  
 FILE NAME 1955-KILPATRICK

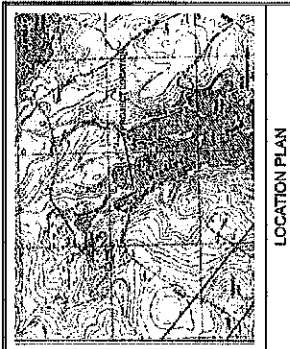
NO.	DATE	DESCRIPTION
1	1/21/20	ADDITIONAL DIM

SCALE 1" = 20'  
 OWNER/ARCHITECT GARY & JAMES McMANUEL  
 77 ALCOFF ST  
 ACTON, MA 01720

PROJECT TAX MAP 124  
 LOT 21  
 789 McMANUEL  
 STORR DR  
 BARRINGTON, NH

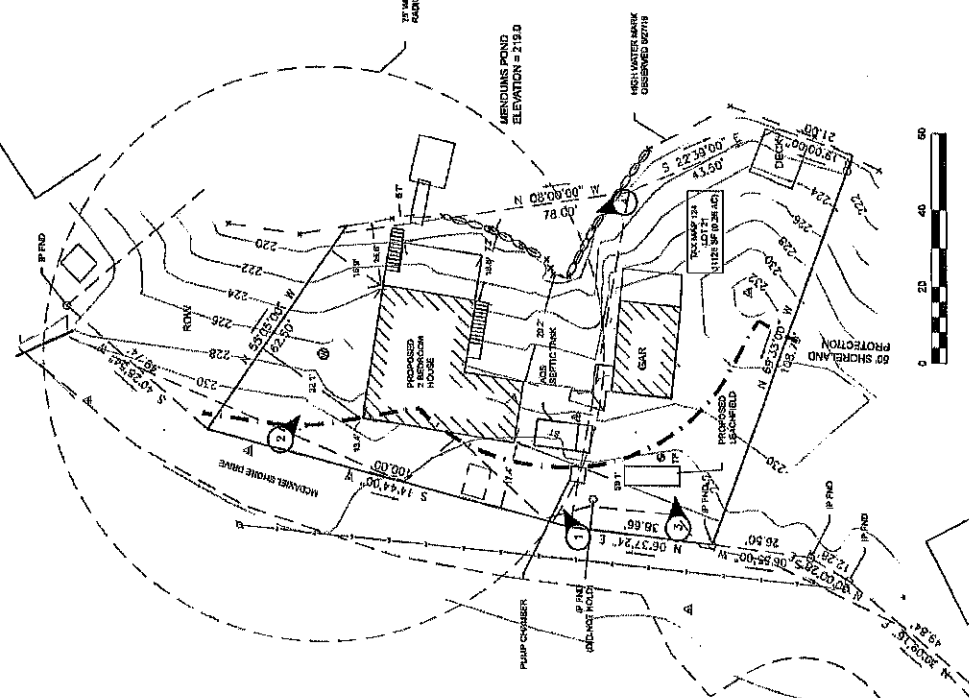
TITLE SITE PLAN

PROJECT NUMBER C-1

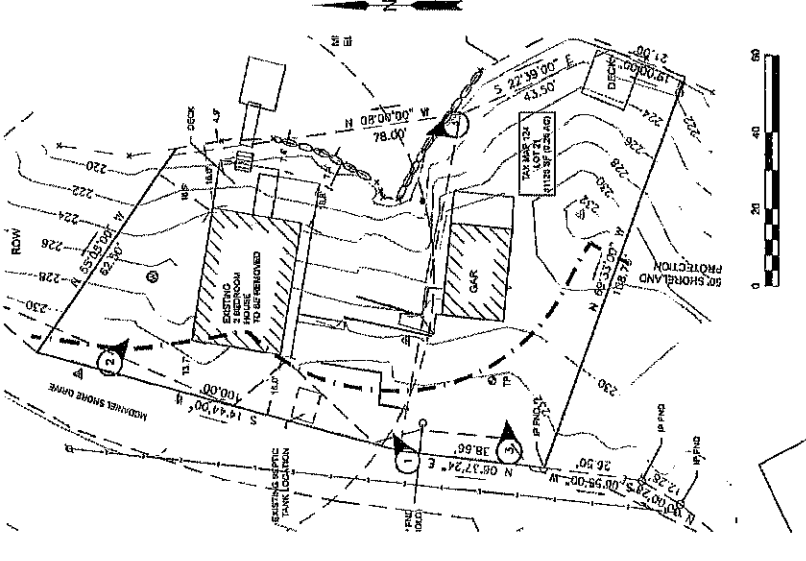


LEGEND  
 [Symbol] PHOTO LOCATION AND DIRECTION  
 --- --- EDGE OF CORNER

- 1. TOTAL PARCEL AREA 11,608 SF - 0.26 ACRES
- 2. CHURCH STREET TO THE S. McPATRICK
- 3. ACTION IN 01720
- 4. ZONIC GENERAL LOT 20/30/30 50,000 SF 300 FEET - 40 FEET SIDE - 30 FEET FRONTAGE 5' FRONTAGE WATER BODY - 200' WIDE
- 5. VERTICAL DATUM IS BASED ON AN ASSUMED DATUM
- 6. THE SITE OF THIS PLAN IS REMOVE AND REMOVE A SINGLE FAMILY RESIDENCE.
- 7. SHORELAND PERMIT # TO BE OBTAINED
- 8. ALL DISTURBED AREAS TO BE GRADED, SEEDED AND MULCHED AT THE END OF CONSTRUCTION.
- 9. NHETS Subsurface District approval number 194808.



POST-CONSTRUCTION



PRE-CONSTRUCTION



SCALE Adam S. Fogel, LS  
 Atlantic Survey Co., LLC 153 West Road Dover, NH 03820  
 P: 603-899-8991 F: 603-882-6963  
 www.atlanticsurvey.com

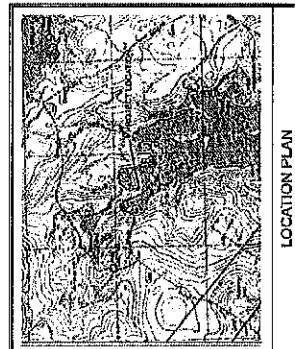


VARIANCE ANNOTATION  
 THIS PROPOSED PLAN REQUESTS A VARIANCE TO FRONT YARD SETBACK FROM 25 FEET TO 10 FEET. THE VARIANCE REQUESTING A SETBACK OF 17.4' WHERE 40' IS REQUIRED, ARTICLE 4.1.1 MINIMUM STANDARDS - SUBURBAN ZONING REGULATIONS.

NO.	DATE	DESCRIPTION
BY		
DATE		
DESCRIPTION		

SCALE: 1" = 20'  
 PREPARED BY: GARY P. JAMES, REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 13767  
 ADDRESS: 77 ALDRICH ST., ACTON, MA 01720

TAX MAP 184  
 LOT 21  
 725 MAGDALENE SHORE DR  
 BARRINGTON, NH  
 SHEET NUMBER: C-1



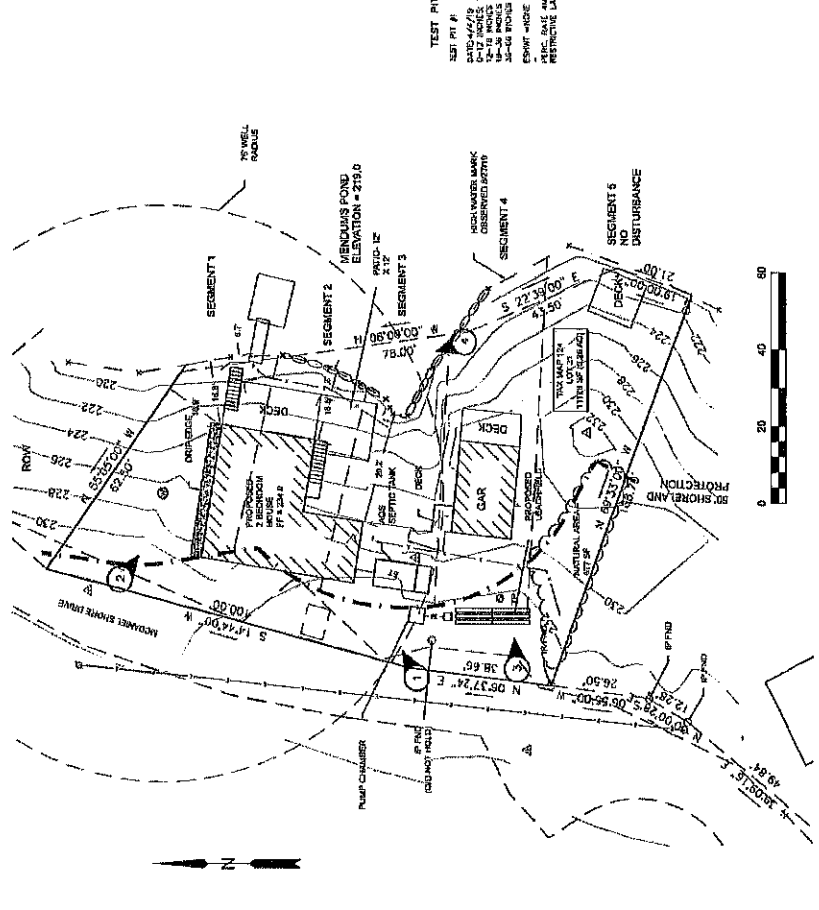
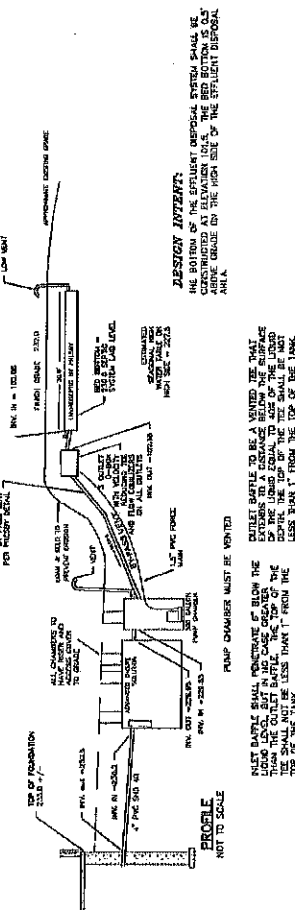
LOCATION PLAN

- NOTES:**
- THE CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATER-TIGHT, FLEXIBLE, BENT CONNECTOR.
  - EXISTING MAN HOLES TO BE CLEANED AT THE SMALL END OF THE SEPTIC TANK.
  - ALL PIPES, BURGERS, VALVES, AND FITTINGS MUST BE REWORKED AND SURFACE IS TO BE GRADED TO MATCH EXISTING SURFACE.
  - EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED. THE APPROVED PLAN, ANY CHANGE OF THE EXISTING UTILITIES, AND THE LOCATION OF ALL UTILITIES SHALL BE SHOWN ON THE PLAN.
  - MUST BE APPROVED BY THE LOCAL HEALTH DEPARTMENT. THE ACTUAL SITE CONDITIONS MUST BE REPORTED BY THE CONTRACTOR TO THE HEALTH DEPARTMENT.
  - ALL PIPES SHALL BE INSTALLED IN PROTECTIVE TRENCHES. THE TRENCHES MUST BE CONSTRUCTED IN THE SAME AREA AS THE EXISTING TRENCHES.
  - ALL MATERIALS SHALL CONFORM TO THE N.H. DEPARTMENT OF ENVIROMENTAL SERVICES AS FOLLOWS:
    - FULL REQUIREMENTS TO REPLACE UNSATISFACTORY MATERIALS BELOW THE LANDING AREA SHALL BE CLEAN AND FREE OF OIL AND GREASE.
    - ALL MATERIALS SHALL BE INSTALLED IN PROTECTIVE TRENCHES AND SHALL BE PROTECTED BY A CONCRETE TANK OR OTHER PROTECTIVE STRUCTURE.
    - ALL MATERIALS SHALL BE INSTALLED IN PROTECTIVE TRENCHES AND SHALL BE PROTECTED BY A CONCRETE TANK OR OTHER PROTECTIVE STRUCTURE.
    - ALL MATERIALS SHALL BE INSTALLED IN PROTECTIVE TRENCHES AND SHALL BE PROTECTED BY A CONCRETE TANK OR OTHER PROTECTIVE STRUCTURE.
- BESIDE INDEX:**
- THIS IS A PRELIMINARY DESIGN. THE FINAL DESIGN SHALL BE SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR APPROVAL.
  - DESIGN FOR 3 BEDROOM RESIDENTIAL - 75 SF LEACHING AREA REQUIRED, 75 SF
  - SEPTIC TANK SHALL BE 120 INCHES, PROVIDING 600 GALLON CHAMBERS BY AOS.
  - VERTICAL DATA BASED ON AN ASSUMED DATUM.
  - THESE ARE NO SURFACE WELLS WITHIN 75' OF THE SYSTEM AND NO INLANDS WITHIN 100' OF THE SYSTEM FROM REGULATIONS.
  - AREA UNDER WELL HEADS IS 17,000 SF.

- WHICH COVERS OVER THE TOP OF THE TANKS LESS THAN 18" RECOMMENDED MINIMUM.
  - CONCRETE SHALL BE 4000 PSI AND SHALL BE INSTALLED TO MEET SITE SPECIFICATIONS.
  - CONCRETE SHALL BE INSTALLED TO MEET SITE SPECIFICATIONS.
  - CONCRETE SHALL BE INSTALLED TO MEET SITE SPECIFICATIONS.
- TOTAL DYNAMIC HEAD = 5 FEET
- PUMP TO BE A 1/2 HP NEVENS LEVEL OR EQUIVALENT
  - PUMP TO BE PLACED ABOVE SLUDGE LEVEL ON AN 8" CONCRETE BLOCK.
  - PROVIDE HIGH WATER ALARM IN BUILDING
  - 4-500 GALLONS PER DAY 120 GALLONS PER HOUR.
  - FLOAT ELEVATORS FOR PUMP SYSTEM
  - ALARM ON ELEVATION 30' ABOVE FLOOR OF TANK
  - ALARM ON ELEVATION 31' ABOVE FLOOR OF TANK
  - ALARM TO BE ON SEPARATE ELECTRICAL CIRCUIT THAN PUMP

**EXISTING LAND**  
 RECONSTRUCT EXISTING SYSTEM TO BE 18" DIA. WITH 2" THICK SAND TO BE COVERED AND VERY CLOSE BUILT.  
 RECONSTRUCT EXISTING SYSTEM TO BE 18" DIA. WITH 2" THICK SAND TO BE COVERED AND VERY CLOSE BUILT.  
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**BOUNDARY MONUMENTS FOUND ON DEED AND MONUMENTS FOUND**



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2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
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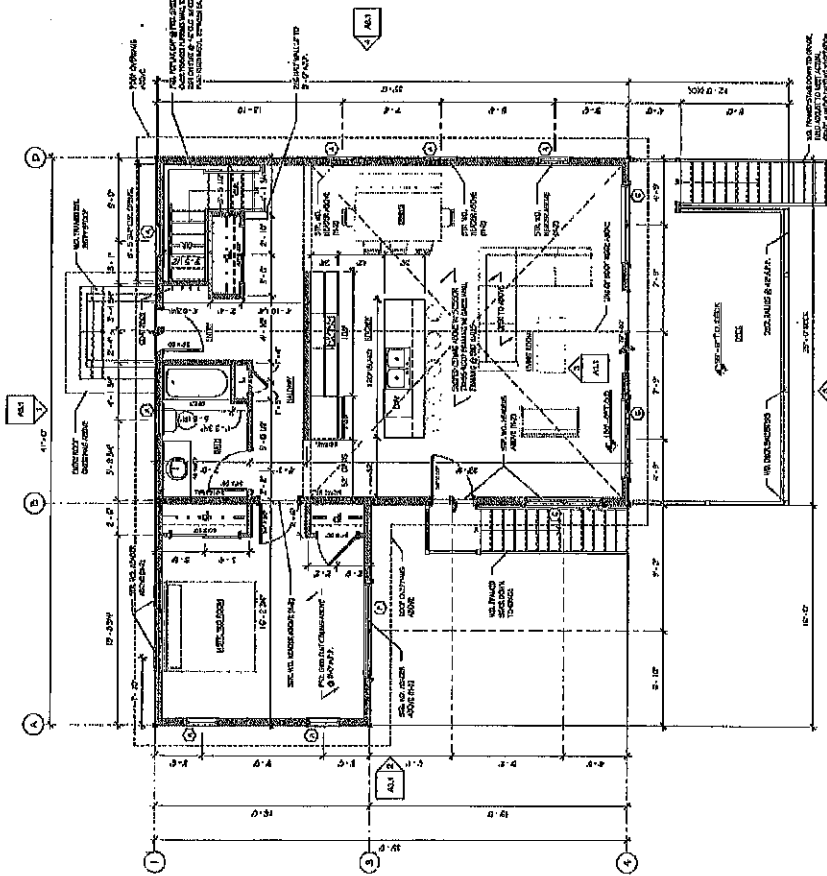
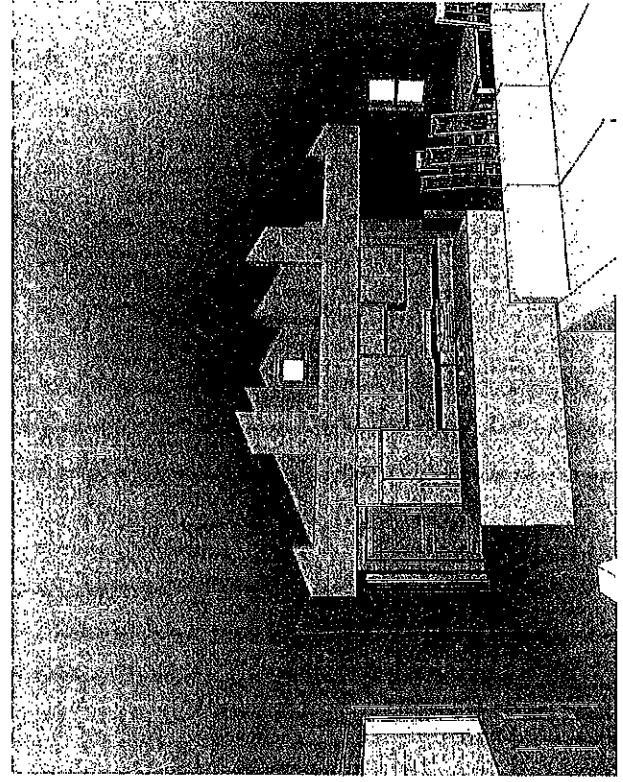
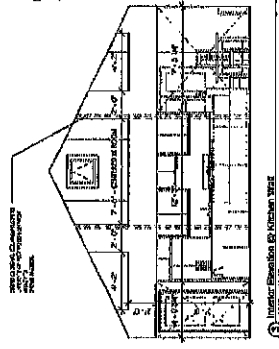
PROPERTY: 723 McDaniel Dr., Barrington, NH 03825

PROJECT: Kilpatrick Cottage

DATE: 10/15/10

SCALE: 1/8" = 1'-0"

1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.  
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19. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.



© FIRST FLOOR PLAN  
10/15/10

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	10/15/10	TIM	
2	ISSUED FOR PERMITS	10/15/10	TIM	
3	ISSUED FOR PERMITS	10/15/10	TIM	
4	ISSUED FOR PERMITS	10/15/10	TIM	
5	ISSUED FOR PERMITS	10/15/10	TIM	
6	ISSUED FOR PERMITS	10/15/10	TIM	
7	ISSUED FOR PERMITS	10/15/10	TIM	
8	ISSUED FOR PERMITS	10/15/10	TIM	
9	ISSUED FOR PERMITS	10/15/10	TIM	
10	ISSUED FOR PERMITS	10/15/10	TIM	



Sheet Number  
**A1.1**

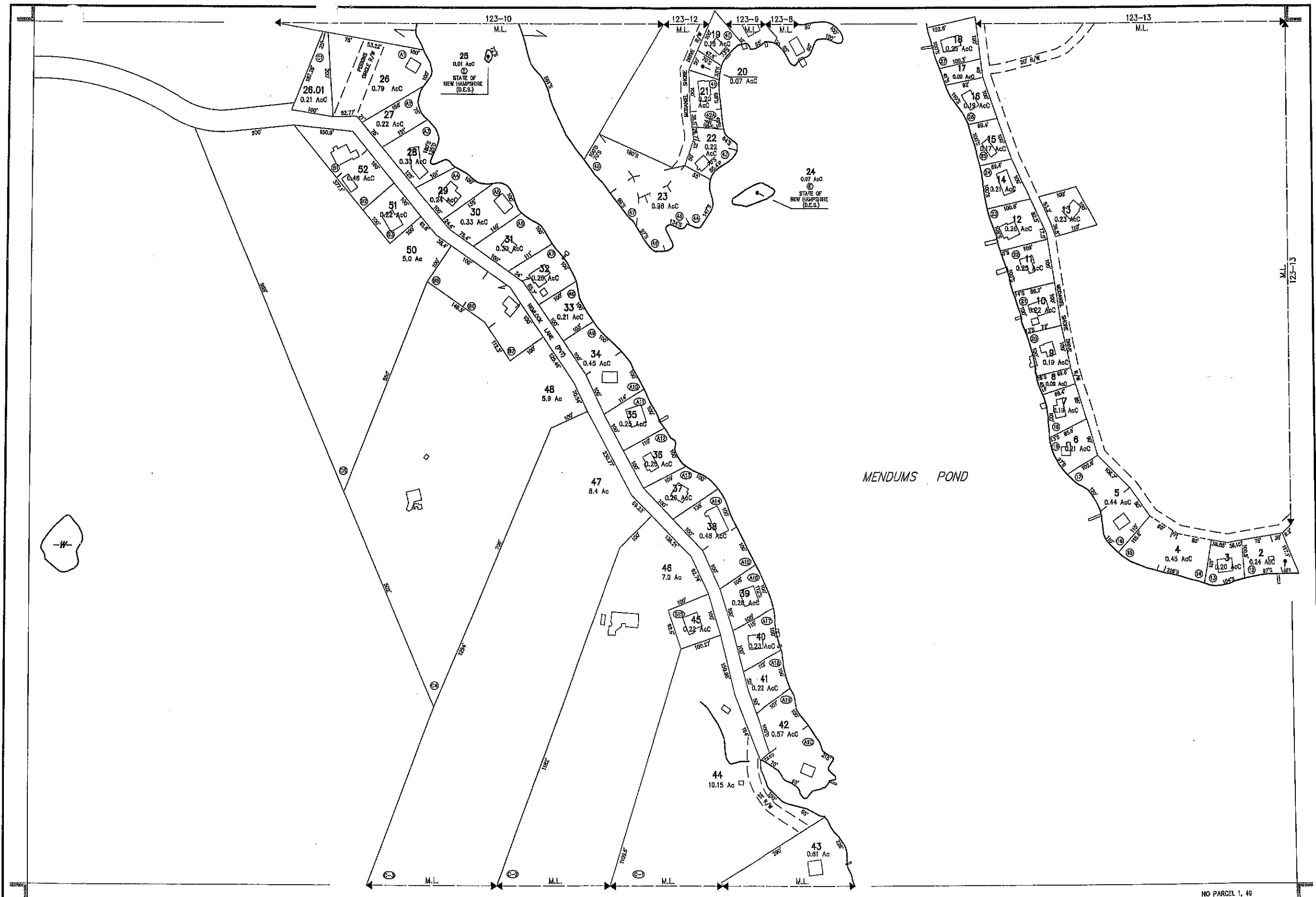
Project: **Kilpatrick Cottage**  
723 McDaniel Dr., Barrington, NH 03825

Architect: **TIM DESIGNS ARCHITECTURAL INTERIORS**  
1000 North Main Street, Barrington, NH 03825  
Phone: (603) 438-1111  
www.whitakerbuilders.com

Scale: 1/8" = 1'-0"

Sheet Title: **First Floor Plan**





THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 25, 2003      COMPLETION DATE: NOVEMBER 2003

**CAI Technologies**  
 Property Mapping Division

11 PLEASANT STREET, LITTLETON, NH 03561  
 603.322.4343 - WWW.CAI-TECH.COM

**LEGEND**

AREA SURVEYED . . . . .	Ac	EXEMPT PROPERTY . . . . .	⊕
AREA CALCULATED . . . . .	Ac	SUBDIVISION LOT NO. . . . .	Ⓢ
RECORDED DIMENSION . . . . .	100'	BUILDING . . . . .	▭
SCALED DIMENSION . . . . .	100'S	RIGHT OF WAY/ACCESS . . . . .	—
MATCH LINE . . . . .	M.L.	COMMON OWNERSHIP . . . . .	—
WATER . . . . .	—	WETLANDS . . . . .	⊙

SCALE 1" = 100'

REVISD TO: APRIL 1, 2018

PROPERTY MAPS

**BARRINGTON**

NEW HAMPSHIRE

INDEX DIAGRAM

257	123	256
260	126	281

MAP NO. **124**

NO PARCEL 1, 49